

## Fund payment notice

**Australian Unity A-REIT Fund - ARSN 140 274 728**  
**Units APIR Code AUS0055AU**

1 July 2018

Australian Unity Funds Management Limited, as Responsible Entity of the Australian Unity A-REIT Fund ('Fund'), considers that the Fund is a withholding managed investment trust (withholding MIT) and an attribution managed investment trust (AMIT) in relation to the income year ending 30 June 2018.

The following estimated components are provided solely for the purposes of determining withholding MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of Schedule 1 to the Taxation Administration Act 1953 (Cth) (the Act) (for fund payments) and Subdivisions 12A-A and 12-F of the Act (for dividend, interest and royalty payments) in respect of the period 1 April to 30 June 2018, and should not be used for any other purpose.

| Component                                 | Cents per unit |
|---|----------------|
| Australian Interest Income (NRWT taxable) | 0.1204         |
| Franked Dividends                         | 0.0036         |
| Other Australian Income                   | 0.3672         |
| Other Foreign Income                      | 0.1528         |
| Capital Gains - Other Method - TAP        | 0.0010         |
| Capital Gains - Other Method - NTAP       | 0.7119         |
| Discounted Capital Gains - TAP            | 0.2116         |
| Discounted Capital Gains - NTAP           | 9.9839         |
| AMIT CGT Gross Up                         | 10.1955        |
| Tax Deferred Amounts                      | 0.6525         |
| <b>Total Distribution</b>                 | <b>22.4003</b> |

The above estimate components are based on information currently available.

For the purposes of Subdivisions 12A-B and 12-H of the Act, this distribution includes a "fund payment" amount of 0.7915 cents per unit in respect of the period 1 April to 30 June 2018.

**Important Note:** Australian resident unitholders should not rely on this notice for the purposes of completion of their income tax returns. Details of the full year components of distributions will be provided in the 2018 Attribution MIT Member Annual Statement (AMMA) which is expected to be sent to unitholders in August 2018.